

BOARD APPROVED 10/14/2008
Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405

Ralph Wirth, Vice Chairman

Board Meeting
September 9, 2008
9:00 am

Minutes

Board Members Attending:

Ralph Wirth, Vice Chairman
D. Michael Green
Michael Patton

George E. Mann, BCE Proxy
Linda L. Swearingen
William J. Welty Sr.

Members Absent

Richard W. Flora
Jo Gawthrop

Staff Attending:

Dawna D. King, BCE
Mike Bennett, Staff Attorney

Guest Attending

Don Gaines, A-Pass Weikel Institute
Jim Chandler, Home Inspector

Ronald J. Pike, Home Inspector

Meeting Called to Order

Mr. Wirth called the meeting to order.

Reviewed and discussed previous minutes. Mr. Welty made the motion to approve the minutes with noted changes. Mr. Patton seconded the motion. Motion carried, all concurred.

New Business

Discussed the Agenda. Discussed Pre-Licensing Course Provider Kaplan (ITA) KBHI P-1003 as of today's date there has been no response to letter or request from the board. Mr. Green made the motion to send another letter to Kaplan (ITA) stating that they are no longer approved should they wish to be approved they will need to re-apply. Kaplan's Pre-Licensing Course Provider approval expired June 30, 2008. Mr. Patton seconded the motion. Discussion. Motion amended. Mr. Wirth made the motion to remove Kaplan's from the website as a Pre-Licensing Course Provider. Mr. Patton seconded the motion. Motion carried, all concurred.

Guest Home Inspectors Jim Chandler and Ronald Pike brought to the board's attention a complaint about a person that is performing home inspections for compensation with out a Kentucky License. Mr. Wirth explained that this complaint needs to be put in writing and then submitted to the board.

Reviewed Regulations KAR 815 60:10 Draft changes. Discussion. Mr. Green made the motion to create provisions for Inactive License. Mrs. Swearingen seconded the motion. More discussion. Motion carried, one opposed. Upon more discussion. Mr. Patton made the motion to table the Updated Regulation Draft changes until the next scheduled meeting.

Reviewed and discussed Continuing Education Provider & Course Application from INTERNACHI, originally submitted August 12, 2008. Mr. Green's further reviewed showed that this online course can be monitored by the CE Provider. Mr. Wirth stated that before we approved this CE Course, the board needs to establish whether to approve online courses. More discussion. Mr. Wirth motion to table this review until the next scheduled meeting.

August Renewals: HI-2374 Ron Faulkner, Lexington, KY; HI-2102 Catherine A. Field, Florence, KY; HI-2312 Charles J. Good Jr., Clarksville, IN; HI-2054 Daryl G. Hardy, Louisville, KY; HI-2249 Abraham L. Martha, Lexington, KY; HI-2398 Carey D. Mathis, Lebanon, KY; HI-2107 Kenneth J. McLaughlin, Lexington, KY; HI-2140 Bradley M. Ragland, LaGrange, KY; HI-2352 Bobby L. Sallee, Wilmore, KY; HI-2240 Scott C. Schroeder, Lexington, KY and HI-2077 Gregory B. Thomas, Lexington, KY. These 12 licensees did not renew their license by August 31, 2008. Mr. Welty made the motion to send the formal expired letter. Mr. Green seconded the motion. Motion carried, all concurred.

Discussed HI-2289 Brett Blair Clarksville, TN and HI-2335 John Jacobs, Louisville, KY, two home inspectors whose required General Liability Insurance has expired. After several attempts to contact still have no response. Mr. Wirth stated that a letter be sent with a response to be made within 15 days. More discussion. Mr. Green made the motion to turn this matter over to Mike Bennett, Staff Attorney to resolve pending proof of insurance. Mr. Mann seconded the motion. Motion carried, all concurred. Mr. Mann made the motion to revoke these licenses if no response is made within 15 days. Mr. Welty seconded the motion. Motion carried, all concurred.

Reviewed new Applications. James G. Breslin, Louisville, KY and Adam W. Nelson, Butler, KY. Mr. Welty made the motion to approve these applicants for licensure. Mr. Green seconded the motion. Motion carried, all concurred. Gregory A. Priest, Owensboro, KY had lacking information and Mr. Welty made the motion to approve contingent upon submitting the lacking information. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed AHIT's Pre-License Course Provider Application (Renewal). Discussion. Mr. Patton made the motion to deny for approval because of the lacking information. Submittal was more like a course catalog and not an Outlined Syllabus for KY Students. Also board needs more clarification about the submittal this board is not approving online Pre-Licensing Courses. Mr. Welty seconded the motion. Motion carried, all concurred.

Reviewed Professional Home Inspection Institute (PHII) Pre-Licensing Course Provider and Course Application (Renewal). This is an online course and will be tabled until the next scheduled meeting.

Pre-Licensing Course Providers that have not submitted updated applications for approval. Mr. Welty made the motion that if they have not renewed by the end of their renewal period they are expired. KBHI P-1004 National Institute of Building Inspectors; KBHI P-1006 The Home Team Inspection Service; KBHI P-1007 WIN Home Inspection and KBHI P-1008 National Property Inspections Inc. did not renew by August 31, 2008.

Reviewed Continuing Education from KREIA. Discussion. Mrs. Swearingen made motion to approve. Mr. Green seconded the motion.

Reviewed Additional Continuing Education Course/Seminar Conference for Kaplan (ITA) scheduled for October 20 through October 22, 2008 in Las Vegas. Mrs. Swearingen made motion to approve under Tract A: The Secret to Successful Inspection & Reporting; Tract B: Inspections that Smoke out Fire Places & Chimney Hazards; Breathe Easier-Correcting Crawlspace Environments; HVAC Mechanics: The Future is Now; Advanced Air Conditioning Above & Beyond the Basics and Cracking the Code to Foundation Inspections; Tract C: Exposing Home Renovation Cover ups, 7 of the courses submitted. Mr. Welty seconded the motion. Motion carried all concurred.

Discussed Complaint HIC #08-08-01-01. The Compliance Review Committee recommended that this complaint be dismissed. No violation was found.

Election of new Chairman and Vice Chairman. Mrs. Swearingen nominated Mr. D. Michael Green to be Chairman of the Board. Mr. Welty seconded the motion. Discussion. Motion carried, all concurred. Mrs. Swearingen nominated Michael Patton as the Vice Chairman of the Board. Mr. Welty seconded the motion. Discussion. Motion carried, all concurred.

Rescheduled the November 11th meeting to November 13, 2008 in the small hearing room.

Adjournment

Mr. Welty made the motion to adjourn the meeting. Mr. Mann seconded the motion. Motion carried, all concurred. Next meeting is scheduled for October 14, 2008 at 9:00 am at the Department of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.